

HOUSING NEEDS SURVEY REPORT

Henfield Parish

Horsham DISTRICT

**Survey undertaken in
April 2014**

Action in rural Sussex

Contents

1	Introduction.....	4
1.1	Context to the Housing Needs Survey	4
1.2	Rural Affordable Housing.....	4
1.3	Methodology.....	4
1.4	Response rate	5
2	The Parish of Henfield.....	6
2.1	Housing type in Henfield Parish.....	7
2.2	Housing Tenure in the Parish	8
3	Local Income Levels and Affordability	9
3.1.1	Property Prices in the District.....	9
3.1.2	Property prices in the Parish	9
4	Survey - Part 1: Views on Affordable Housing.....	11
4.1	Current Housing Tenure	11
4.2	Housing Type	12
4.3	Number of bedrooms.....	12
4.4	Adaptations	12
4.5	Local connection.....	13
4.6	Support for Affordable Housing.....	13
4.7	Support for Open Market Housing	14
4.8	Types of Open Market Housing that should be considered.....	15
4.9	Does any family member need to move now or in the next 5 years?	16
4.10	Summary.....	16
5	Survey - Part 2 Results.....	17
6	Summary of Market Demand	18
7	Affordable Need	23
7.1	Residence and Local Connection	23
7.2	Length of residence	23
7.3	When accommodation is required	24
7.4	Current tenure of households in need.....	25
7.5	Housing Register	25
7.6	Reasons for moving.....	26
7.7	Accommodation requirements	26
7.8	Preferred tenure	26
7.9	Housing Type	27
7.10	Number of bedrooms required	27
7.11	Affordability.....	28
8	Summary of Affordable Housing Need.....	30
8.1	Household composition	30

List of Figures and Tables

Figure 1 - Housing Type Breakdown	7
Figure 2 – Housing Tenure Breakdown	8
Figure 3 - Current housing tenure of respondents	11
Figure 4 - Current housing type of respondents	12
Figure 5 - Support for an affordable housing development.....	13
Figure 6 - Support for open market housing	14
Figure 7 - Types of open market housing to be considered.....	15
Figure 8 - Size of open market housing to be considered.....	15
Figure 9 - Summary of Market Demand	19
Figure 10 - Likely timeframe in which respondents would need to move	24
Figure 11 - Current tenure of households in need	25
Figure 12 - Preferred accommodation type	27
Figure 13 - Annual Incomes of Households in Housing Need with a local connection	28
Figure 14 - Savings of Households in Housing Need with a local connection	29
Figure 15 - Composition of households in need	30
Table 1 - Housing Type comparison between the District and the Parish.....	7
Table 2 - Housing Tenure in the District and the Parish	8
Table 3 - Average House Prices in the District (by type)	9
Table 4 - Lowest current property prices	9
Table 5 - Lowest current property rental prices	10
Table 6 - Number of bedrooms in respondent’s households	12
Table 7 – Households moving for affordable housing.....	16
Table 8 - Households moving for open market housing.....	16

1 Introduction

1.1 Context to the Housing Needs Survey

Action in rural Sussex as part of its Rural Housing Enabler service in Sussex was asked by Henfield Parish Council to undertake a Housing Needs Survey of the Parish in March 2014.

The aim of the survey was to determine the existing and future housing needs of residents, particularly those on low or modest incomes. This report provides a snapshot of the scale and nature of the affordable housing required by local people in Henfield Parish.

1.2 Rural Affordable Housing

Affordable housing is housing made available either for rent or on a shared ownership basis (i.e. part purchase/part rent). It is built and provided only where there is a clear evidence of need, to those otherwise unable to afford appropriate housing at market prices.

The main mechanism for providing affordable housing in rural areas is via Exception Sites policy. This allows rural sites to be identified and used solely for the provision of affordable housing in locations which would not normally be used for housing due to policies restricting such development.

Rural 'Exception Sites' as they are commonly called can only be used for affordable housing, and must remain so in perpetuity. Planning conditions and legal agreements are used to restrict the occupation of these properties to people falling within categories of need and who can prove a local connection through family, residence or work.

The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of affordable housing in their rural communities. Action in rural Sussex provides a Rural Housing Enabling service in both East and West Sussex.

Action in rural Sussex (AirS) is a registered charity (No.1035401) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Sussex.

1.3 Methodology

The primary mechanism for gauging the level of need for affordable housing in rural areas is by undertaking a Parish Housing Needs Survey. This involves surveying all households within the Parish in order to obtain information which can be used to assess the scale and nature of the need locally.

The Housing Needs Survey consists of two main parts:

1. The first part is for all households to complete. It contains questions used to identify those who believe they have a housing need and asks them to provide information to support this. It also asks respondents whether they support the concept of constructing a small affordable housing development in the community and if so, where.
2. Part 2 of the survey form contains questions used to capture information on the specific household circumstances and housing requirements of respondents. This section is to be completed by those households who currently are, or expect to be, in need of affordable or more appropriate housing.

The survey was delivered to 2,900 households in the parish. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey and the survey form itself. The closing date for the survey was 28th April 2014.

1.4 Response rate

Overall 2,900 questionnaires were sent out; one to each household in the parish. A total of 651 survey forms were returned. This gives the Housing Needs Survey a response rate of 22.4%.

Two households identified that their property was not their main home and there was subsequently no need for them to be excluded from the number available for analysis. The total for analysis was therefore 649 households.

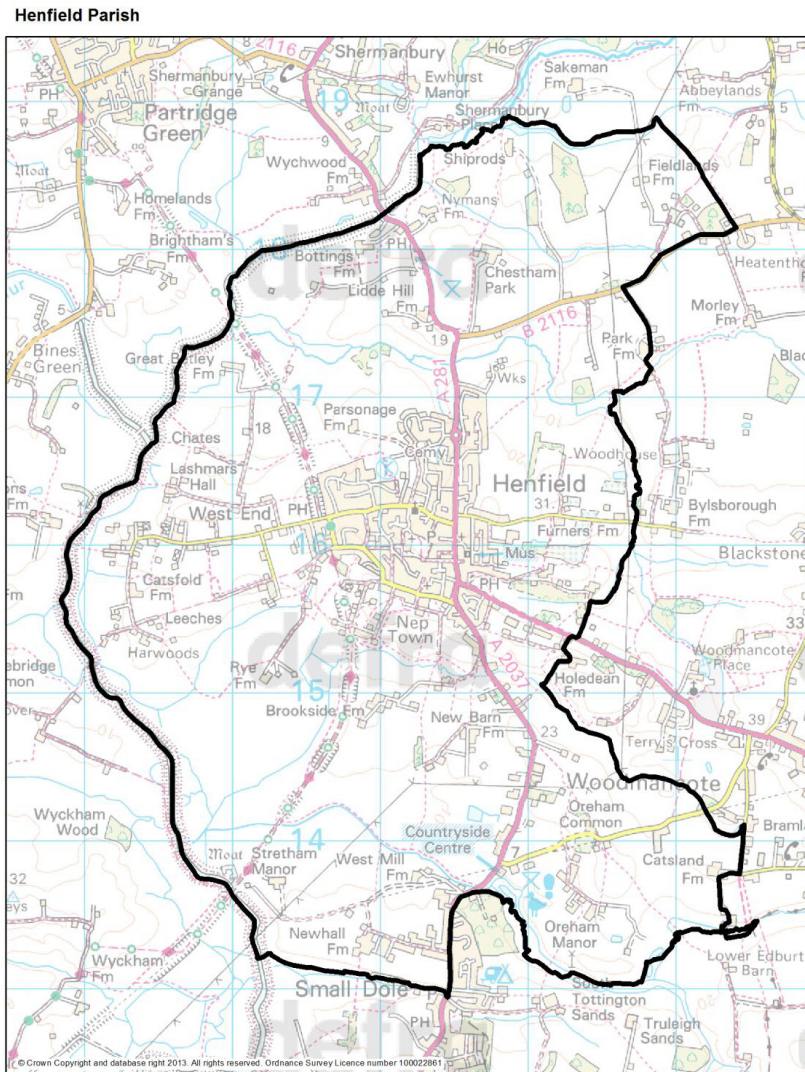
2 The Parish of Henfield

Henfield Parish is located in the south eastern portion of Horsham District in West Sussex, some 13 miles south of the town of Horsham and approximately 3 miles to the east of the main north-south A24 road which heads north to Horsham and south to Worthing and 2 miles to the west of the north-south A23 road which connects Brighton on the coast with Gatwick and Crawley in the north.

The nearby town of Horsham provides a direct rail link to both London Victoria and London Bridge as well as Bognor Regis, Portsmouth and Southampton. Trains also run via Crawley on the main London-Brighton train line as well as north-west towards Dorking with connects to Guildford providing services for commuters and as well as serving as a centre for more significant amenities and services (such as the Hospital) than those found in the parish.

Services and features of note include the Village Hall, Recreation Ground, Leisure Centre and Parish Church.

According to the Census, the population of the parish was 5,349 persons in 2011.



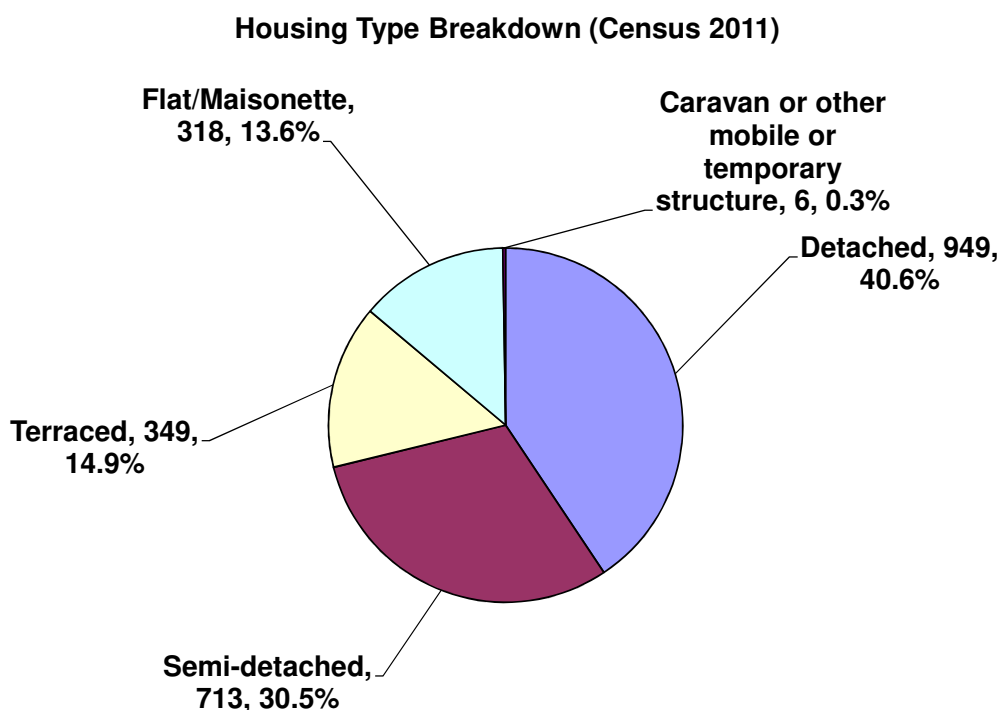
Source: 2011 Census Output Area boundaries. Crown Copyright.
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Produced by Oxford Consultants for Social Inclusion, www.ocsici.co.uk, April 2013

2.1 Housing type in Henfield Parish

Figure 1 provides a breakdown of the existing structure of the housing stock in Henfield Parish (as at the Census - 2011).

The Census data shows that in 2011 the greatest proportion of properties in the parish were detached properties. These made up 40.6% of the housing at that time, with a smaller proportion of semi-detached properties (30.5%), 14.9% being terraced, 13.6% being flats/maisonettes and 0.3% being caravans or other mobile or temporary structures.

Figure 1 - Housing Type Breakdown



As Table 1 shows, Henfield Parish has a slightly higher proportion of detached housing (40.6%) compared to the rest of Horsham District (38.6%), with a slightly higher proportion of semi-detached housing (30.5% compared to 26.5%), a slightly lower level of terraced housing (14.9% compared to 17.0%) and a slightly lower proportion of flats/maisonettes (13.6% compared to 14.7%) and caravans and mobile/temporary structures (0.3% compared to 0.7%).

Table 1 - Housing Type comparison between the District and the Parish

Housing Type	District	Parish
Detached	21,844 (38.6%)	949 (40.6%)
Semi-detached	14,985 (26.5%)	713 (30.5%)
Terraced	9,613 (17.0%)	349 (14.9%)
Flat / Maisonette	8,293 (14.7%)	318 (13.6%)
Caravan or other mobile/temporary structure	395 (0.7%)	6 (0.3%)

(Source: Census 2011)

2.2 Housing Tenure in the Parish

From the 2011 Census data and as seen in Table 2, the predominant tenure in Henfield Parish is owner-occupied housing (73.4%), with rates slightly lower than for the rest of Horsham District (74.5%). The proportion of shared ownership properties is lower than for the rest of the District (0.3% compared to 0.7%).

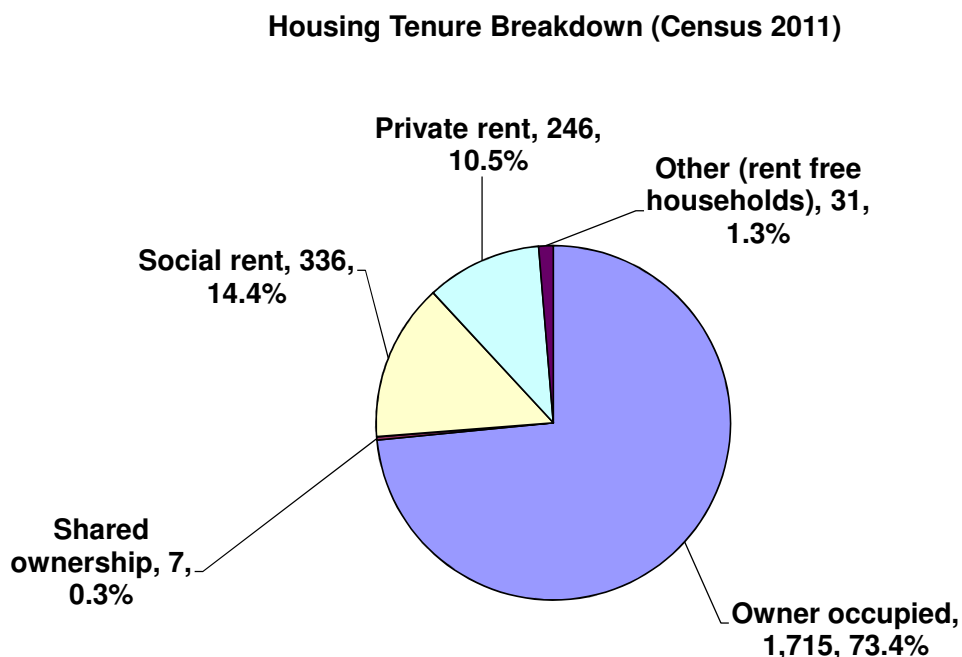
The parish has slightly higher levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Horsham District (14.4% compared to 11.6%). It also has lower levels of private sector rentable properties than for the remainder of Horsham District (10.5% compared to 11.8%) and of those in the 'Other' category (1.3% compared to 1.5%).

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	40,926 (74.5%)	1,715 (73.4%)
Shared ownership (Part owned-part rented)	363 (0.7%)	7 (0.3%)
Social Rented (Housing Association / Council rent)	6,347 (11.6%)	336 (14.4%)
Private rent	6,480 (11.8%)	246 (10.5%)
Other (Living rent free)	807 (1.5%)	31 (1.3%)

(Source: Census 2011)

Figure 2 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1.1 Property Prices in the District

The table below shows the Land Registry's average selling price for different types of open-market housing in the District between April to June 2013 (the latest data release).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of a securing a 90% mortgage with a 3.5 x gross income lending ratio. From this it can be seen that the lowest income required to purchase an average price flat in the District would be £41,132.

Table 3 - Average House Prices in the District (by type)

Housing Type	Average Price	Gross Income Required
All Housing	£329,425	£84,709
Detached	£491,149	£126,295
Semi-Detached	£302,813	£77,866
Terraced	£249,889	£64,257
Flat	£159,959	£41,132

Source: Land Registry (2013)

These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that house prices may fluctuate at various times of year and between different geographical areas.

House prices in rural areas are also likely to be higher than the District-wide averages outlined above, largely due to the limited supply of property available for sale and the higher average size of such housing stock.

3.1.2 Property prices in the Parish

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Henfield Parish. Table 4 shows the lowest prices for open market properties on sale in Henfield Parish and Table 5 shows the lowest prices for properties available to rent in the same area. The rental values for income required are based on monthly rents not exceeding 25% of an individual or households gross income.

From this search undertaken in May 2014, the household income required to afford to purchase the cheapest home on the market was £64,272 for a 2 bed terraced house in Henfield.

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
2 bed terraced house	Henfield	£249,950	£64,272
3 bed semi-detached house	Henfield	£250,000	£64,285
3 bed detached bungalow	Henfield	£437,500	£112,500
4 bed detached house	Henfield	£475,000	£122,142

From this search undertaken in May 2014 and based on current property prices, the household income required to afford to rent an entry level home was £40,800 for a 1 bed flat in Henfield.

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
1 bed flat	Henfield	£850 pcm	£40,800
2 bed terraced house	Henfield	£850 pcm	£40,800
3 bed semi-detached house	Henfield	£1,650 pcm	£79,200
4 bed detached house	Henfield	£1,575 pcm	£75,600

4 Survey - Part 1: Views on Affordable Housing

Respondents Location

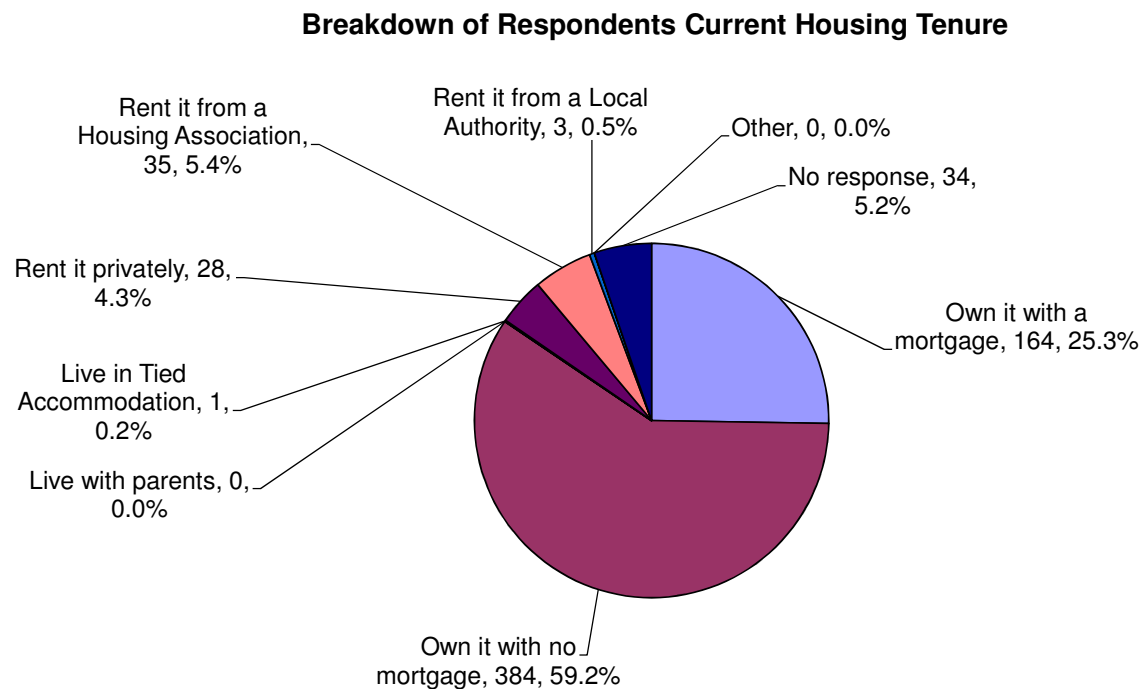
Of those completing the survey, 565 identified that they were from Henfield (90.8%), 31 were from Small Dole (Henfield Parish) (5.0%) and 26 were from Small Dole (Upper Beeding Parish) (4.2%). 27 respondents did not complete the question.

4.1 Current Housing Tenure

All of those completing the survey (99.9%) identified their current home as their main home, with 0.1% identifying it as a second home.

Of those in their main home, the greatest proportion (59.2%) owned their current home with no mortgage, with 25.3% owning it with the use of a mortgage. Of the remaining respondents: 5.4% rented from a Housing Association, 4.3% rented privately, 0.5% rent from a local authority and 0.2% live in tied accommodation. 5.2% respondents did not complete the question.

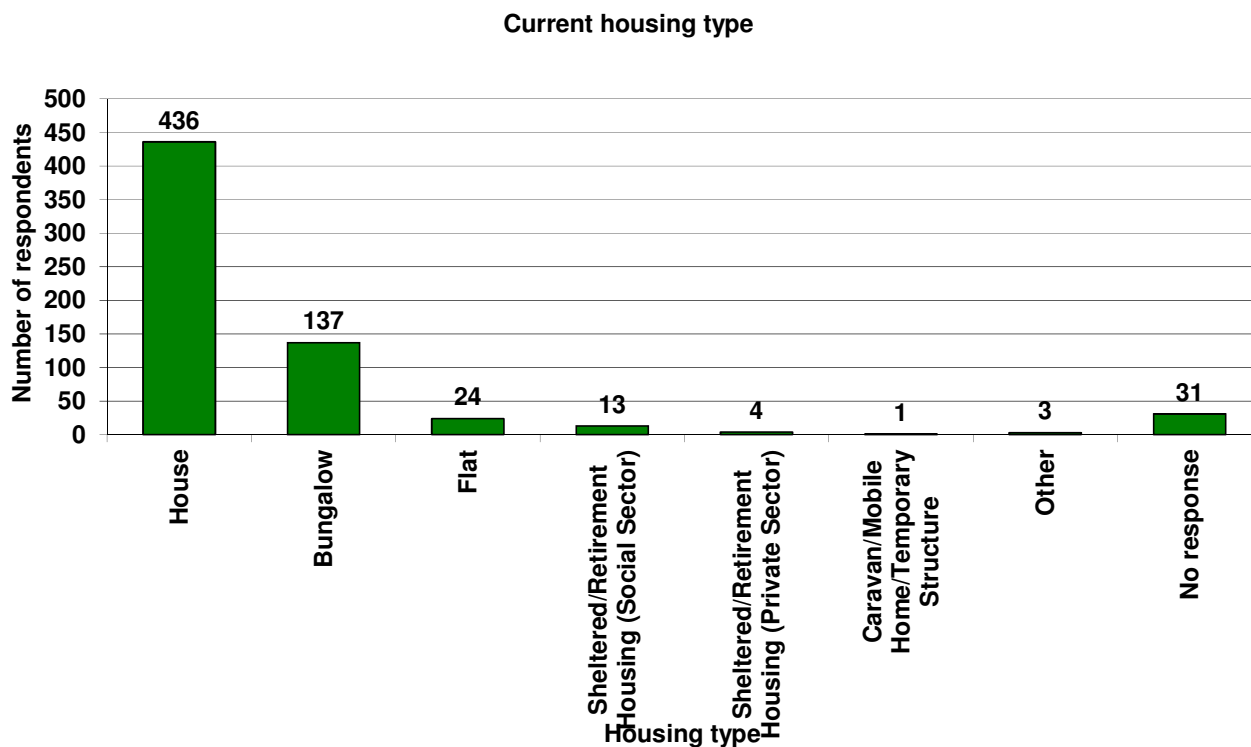
Figure 3 - Current housing tenure of respondents



4.2 Housing Type

An overwhelming majority of respondents (70.6%) identified that they currently live in a house, with 22.2% living in a bungalow, 3.9% living in a flat, 2.1% living in sheltered/retirement housing (social sector), 0.7% living in Sheltered/retirement housing (private sector) and 0.2% of respondents lived in a caravan/mobile home/temporary structure. 3 respondents (0.5%) provided 'other' responses. 31 respondents did not complete the question.

Figure 4 - Current housing type of respondents



4.3 Number of bedrooms

Households with 3 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 38.8% of responding households. The next most numerous responses were for: 4 or more bedrooms (32.0%); 2 bedrooms (23.2%) and 1 bedroom (6.0%). 36 respondents did not complete the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	37 (6.0%)
2	142 (23.2%)
3	238 (38.8%)
4 or more	196 (32.0%)
No response	36

4.4 Adaptations

33 respondents (5.8%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 580 respondents (94.6%) said that their current home did not require any adaptations. 36 respondents did not complete the question.

A total of 38 respondents (20.5%) identified that if their current home required adaptations to become suitable for the needs of a household member that they would need financial assistance to undertake such changes. Whilst 147 (79.5%) indicated they would not require financial assistance and 464 provided no response to the question.

4.5 Local connection

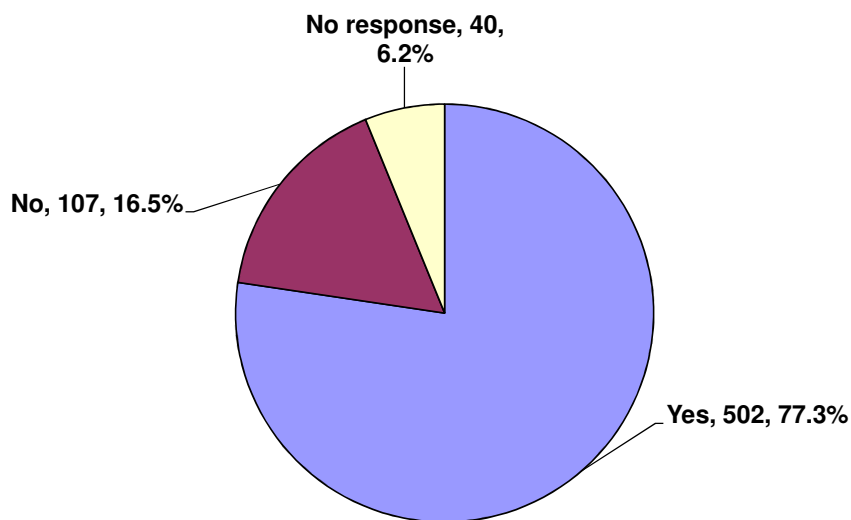
Of the 614 respondents to the question, 610 currently live in the parish (99.4%), 95 worked in the parish (15.5% of those responding), 150 have relatives in the parish (24.4% of those responding) and 38 have previously lived in the parish (6.2% of those responding). No response was provided on 35 forms.

4.6 Support for Affordable Housing

Of the respondents to the survey, 502 (677.3%) were in favour of a small affordable housing development for local people in Henfield Parish if there was a proven need. As seen in Figure 5, 107 respondents (16.5%) said that they would not support an affordable housing development and the remaining 40 respondents did not answer the question (6.2%).

Figure 5 - Support for an affordable housing development

Support for Affordable Housing in the Parish



A total of 90 respondents (18.8%) indicated that affordable housing would meet their future housing need, whilst 390 (81.3%) felt that it would not. 169 respondents did not complete the question.

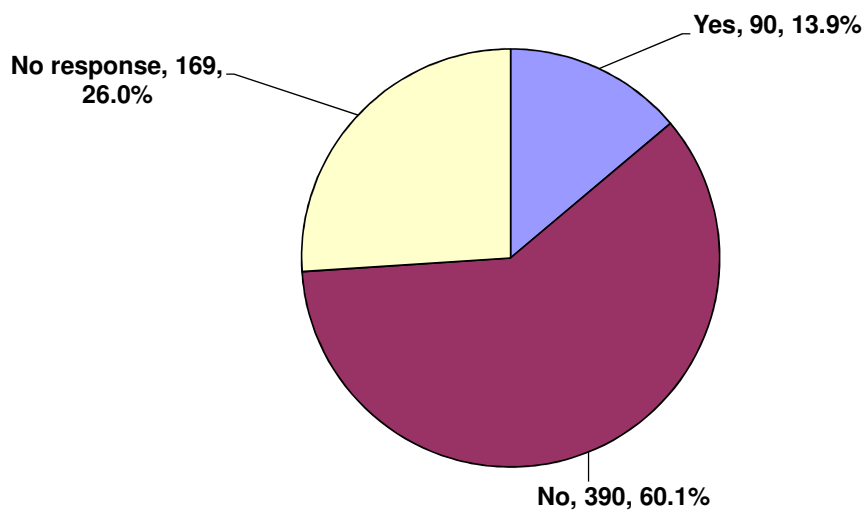
Approximately three-quarters of those responding (74.1%) indicated that they felt that the parish had the right type of housing to meet their future needs, whilst 25.9% felt that it did not. 162 respondents did not complete the question.

4.7 Support for Open Market Housing

Of the respondents to the survey, 90 (13.9%) were in favour of other kinds of housing being made available for housing development in Henfield Parish if there was a proven need. As seen in Figure 6, 390 respondents (60.1%) said that they would not support a market housing development and the remaining 169 respondents did not answer the question (26.0%).

Figure 6 - Support for open market housing

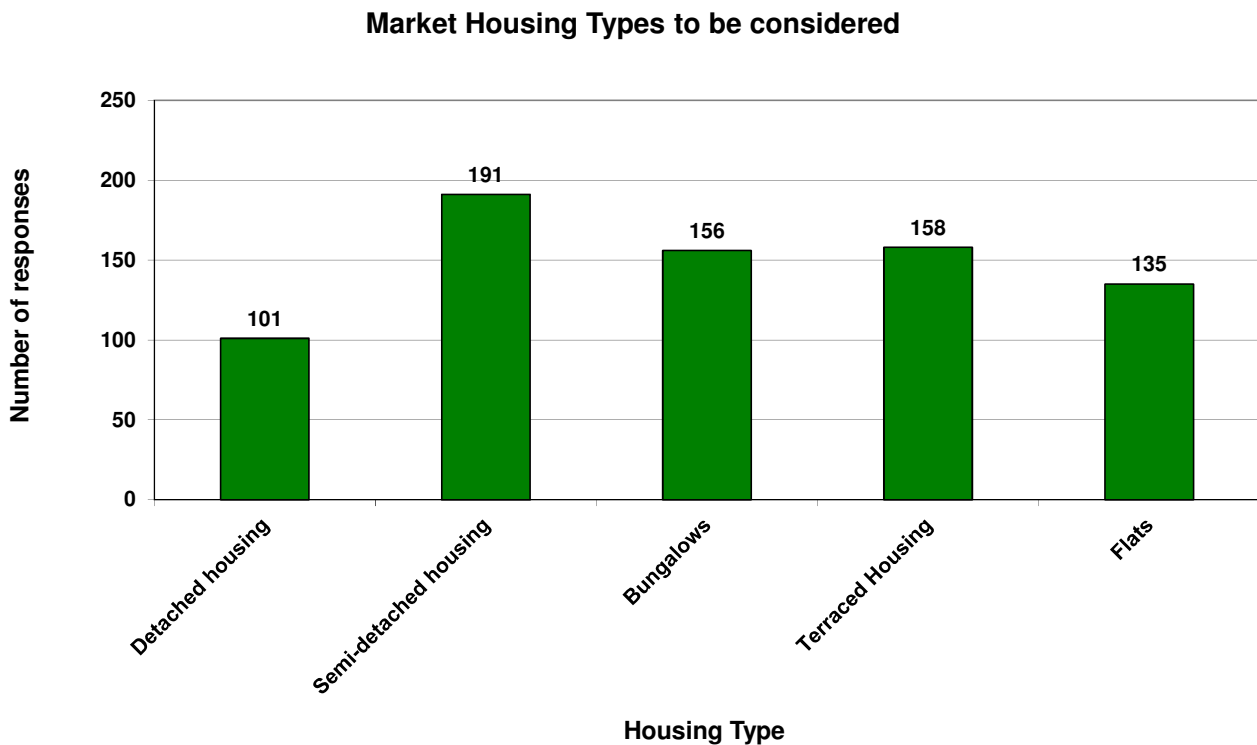
Support for an Open Market Housing Development in the Parish



4.8 Types of Open Market Housing that should be considered

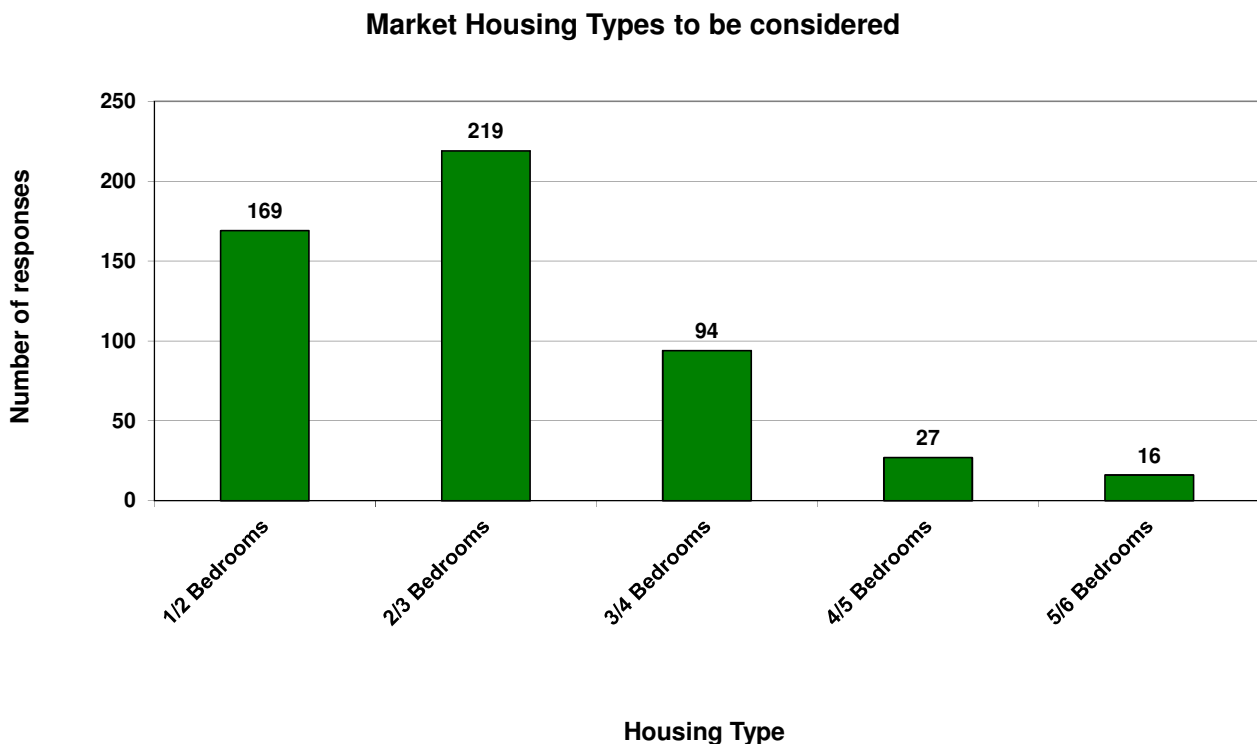
The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified by 191 respondents (53.4% of those responding to the question). 294 out of the 694 respondents to the survey did not complete the question.

Figure 7 - Types of open market housing to be considered



The commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 219 respondents (72.3% of those responding to the question). 346 out of the 649 respondents to the survey did not complete the question.

Figure 8 - Size of open market housing to be considered



4.9 Does any family member need to move now or in the next 5 years?

From Table 7, it can be seen that a combined total of 59 respondents said that a household member will need to move in pursuit of affordable housing. Of these, 31 said it was needed within 5 years (7.5% of all responses), 16 said they needed to move in 5 or more years (2.6% of all responses) and 17 said that they would move back into the parish (4.1% of all responses).

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	31 (7.5%)
Yes, in 5 or more years	11 (2.6%)
Yes, move back	17 (4.1%)
No	357 (85.8%)
No Response	233
TOTAL	649

As shown in Table 8, it can be seen that a combined total of 78 respondents said that a household member will need to move in pursuit of open market housing. Of these, 45 said it was needed within 5 years (11.0% of all responses), 24 said they needed to move in 5 or more years (5.8% of all responses) and 9 said that they would move back into the parish (2.2% of all responses).

Table 8 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	45 (11.0%)
Yes, in 5 or more years	24 (5.8%)
Yes, move back	9 (2.2%)
No	333 (81.0%)
No Response	238
TOTAL	649

Of those that of those households that had already moved away from the parish due to the need to find housing that met their requirements or circumstances due to it not being available in the parish, 33 (6.0% of all respondents) left in pursuit of affordable housing, 22 (4.0% of all respondents) left in pursuit of market housing and 4 (0.75% of all respondents) left in pursuit of both affordable and market housing. 489 (89.2%) respondents indicated that they were not aware of anyone leaving the parish in pursuit of housing. 101 respondents did not complete the question.

4.10 Summary

The trends outlined in the sections above illustrate that:

- 99.9% of respondents currently have their main home in the parish.
- 59.2% of respondents currently own their own home without a mortgage.
- 70.6% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 3 bedrooms (38.8%).
- 5.8% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.4% currently live in the parish.
- 77.3% of respondents would support an affordable housing development for local people if there were a proven need.
- 13.9% of respondents would support the development of other housing within the parish if there were a proven need. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 14.2% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 19.0% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing.

5 Survey - Part 2 Results

Part 2 of the survey was only completed by those respondents who indicated that their current home was unsuitable for their household's needs.

These were then assessed against the criteria of personal circumstance, income level and evidence of a local connection in order to determine whether each household was a potential candidate for affordable housing in the parish.

A total of 44 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 44 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 72 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- 45 households that completed Part 2 of the survey expressed a desire to obtain open market housing.

Section 6 provides an overview of the responses received from those forms which outlined a desire to purchase open market housing. This includes those properties that wished to downsize from their existing property.

Section 7 provides an overview of the responses received from households identified as being in housing need of affordable housing within the parish. Please be aware that this information represents responses to the Housing Needs Survey and does not include information relating to the Local Authority Housing Register. The number of households identified as being in need by the survey that are also on the Housing Register (as disclosed by respondents) is identified in the section below.

6 Summary of Market Demand

As can be seen in the summary of 45 households in Table 9 the market need that has been identified relates to a demand for smaller units of housing for elderly owner occupiers needing to downsize to more manageable accommodation. In some cases there is a need or anticipated need for housing with support services but more often than not the main reason for wanting to move is that these are older couples living in large houses which are no longer suitable. This is a common issue in rural communities where there is limited availability of good quality smaller units on the open market.

It is important to note that this is a summary of market demand and not a full market housing assessment. We have not undertaken a financial appraisal of these households and their ability to purchase on the open market. Nonetheless the information provided does provide a useful profile of the demand for market housing within the parish at this time.

Figure 9 - Summary of Market Demand

Type of Household	Age	Timeframe for move (years)	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Reasons for moving / type of accommodation needed
Couple	60s	5+	?	?	Live in parish	Own 4+ bed house	Downsize – need a more manageable home: accommodation on the ground floor/Sheltered housing/Other housing with support services
Single	70s	Less than 2	10-18	None	Live in parish	Own 3 bed house	Downsize – seeking to rent a 2 bed Bungalow from a Housing Association - need to be closer to carer or dependent to give support and require accommodation on the ground floor
Couple	30s	?	40+	Up to 3	Live in parish	Own 1 bed	Seeking to buy a 2 bed home (house)
Couple	?	Less than 2	10-18	None	Live in parish	Own 3 bed	Seeking to buy a 2 bed home (house) – need a cheaper home
Couple	70s	Less than 2	35-40	10+	Live in parish	Own 4+ bed house	Wants to buy (through shared ownership) a 2 bed bungalow – needs a smaller home.
Couple	70s	Less than 2	18-25	10+	Live in parish	Own 3 bed house	Wants to buy 2 bed retirement accommodation (bungalow).
Couple	?	Less than 2	35-40	10+	Live in parish	Own 4+ bed house	Seeking to buy 2 bed retirement accommodation. Parents require sheltered accommodation with warden assistance – need to live in closer proximity to provide support.
Couple	70s	?	?	?	Live in parish	Own 3 bed house	Seeking to downsize and buy a 2 bed retirement property.
Family	50s	2 to 5	25-30	?	Live in parish	Owens a 4+ bed house	Needs a smaller property - Wants a 2 bed property (flat)
Couple	40s	2 to 5	40+	10+	Relatives in parish	?	Seeking to downsize and buy a bungalow in order to be closer to dependent to give support
Family	?	?	18-25	10+	Live in parish	Own 3 bed	Downsize – seeking 2 bed bungalow

						house	- need a cheaper, smaller and more manageable home. Need sheltered housing with support services provided.
Single	60s	?	10-18	?	Live in parish	Own 4+ bed bungalow	Downsize – seeking to buy a 3 bed bungalow privately.
Single	50s	Less than 2	15	?	Live in parish	Owens a 3 bed house	Downsize – wish to set up independent home near business. Wants to rent a 2 bed flat.
Couple	60s	5 or more	40+	10+	Live in parish	Owens a 4+ bed house	Downsize – Wants to buy a 3 bed house. Needs a cheaper, smaller and more manageable home.
Single	60s	5 or more	?	?	Live in parish	Owens a 3 bed house	Downsize – Needs a smaller, cheaper and more manageable home.
Single	80s	?	15	10+	Live in parish	Owens a 3 bed bungalow	Downsize on retirement – seeking to rent one bed retirement accommodation from a Housing Association.
Family	40s	5 or more	40+	?	Live in parish	Renting privately	Seeking to buy a 3 bed house or bungalow.
Single	70s	?	?	?	Live in parish	Owens a 3 bed bungalow	Downsize on retirement to 2 bed retirement accommodation.
Single	70s	2 to 5	40+	10+	Live in parish	Owens a 2 bed house	Downsize (buy) to 2 bed retirement accommodation.
Couple	60s	Less than 2	10-18	10+	Live in parish	Owens a 1 bed flat	Larger home required – seeking to buy a 2 bed flat.
Single	50s	Less than 2	25-30	?	Live in parish	Owens a 4 bed house	Independent home required – seeking to buy a 3 bed flat/house.
Single	60s	2 to 5	30-35	?	Live in parish	Owens a 3 bed house	Seeking to downsize (buy) to 2 bed bungalow, closer to family.
Single	80s	Less than 2	Up to 10	3-5	Live in parish	Owens a 3 bed house	Seeking to downsize (buy) a 1 or 2 bed flat.
Family	30s	5 or more	40+	?	Live in parish	Owens a 3 bed house	Independent living – family split. Seeking to buy a 3 bed house.
Single	?	Less than 2	30-35	10+	Live in parish	Owens a 4+ bed house	Independent living. Seeking to buy a 2 bed house/flat.

Couple	60s	?	40+	10+	Live in parish	Owens a 1 bed flat	Seeking to downsize (buy) a 3 bed bungalow.
Single	60s	?	10-18	3-5	Live in parish	Owens a 3 bed house	Seeking to downsize (rent) to a 1 bed bungalow from a Housing Association
Couple	60s	2 to 5	35-40	5-10	Live in parish	Owens a 3 bed bungalow	Seeking to Downsize (buy) a 3 bed house/bungalow closer to carer for support
Family	?	Less than 2	40+	5-10	Live in parish	Owens a 1 bed bungalow (sheltered housing)	Seeking to buy a 3 bed house - Nothing suitable
Couple	80s	2 to 5	?	?	Live in parish	Owens a 2 bed house	Seeking 1 bed sheltered/retirement housing
Family	?	Less than 2	40+	5-10	Relatives in parish	Owens a 3 bed house	Seeking to buy a 3 bed house for intergenerational support. Need to be closer to carer.
Single	80s	Less than 2	?	?	Live in parish	Owens a 2 bed house	Seeking sheltered housing – accommodation on the ground floor/sheltered accommodation with support services provided
Couple	60s	?	10-18	3-5	Live in parish		Seeking to downsize to 2 bed retirement accommodation (shared ownership) – needs a more manageable home/ground floor accommodation. Needs a more manageable home.
Couple	60s	?	10-18	?	Live in parish	Own a 3 bed house	Seeking to downsize (rent from a Housing Association) a 2 bed bungalow/retirement accommodation – Sheltered Housing with support services or accommodation on the ground floor
Couple	80s	Less than 2	10-18	10+	Live in parish	Own a 4+ bed house	Seeking to downsize (buy) 2 bed sheltered housing/retirement accommodation. Needs a smaller home

Couple	40s	?	18-25	40+	Live in parish	Own a 3 bed bungalow	Seeking to downsize to Sheltered Housing. Seeking to rent 2 bed retirement accommodation from a Housing Association.
Single	70s	?	?	?	Live in parish	Own a 4+ bed house	Seeking to buy a 3 bed bungalow.
Single	80s	?	25-30	5-10	Live in parish	Own a 3 bed bungalow	Seeking to downsize to (buy) a 2 bed bungalow.
Family	30s	Less than 2	40+	10+	Live in parish	Own a 2 bed house	Seeking to buy a 3 bed house. Larger home required
Couple	?	?	25-30	5-10	Live in parish	Own a 2 bed bungalow	Seeking to downsize (buy) a 2 bed house/bungalow. Need a smaller/more manageable home.
Family	30s	Less than 2	40+	3-5	Live in parish	Own a 3 bed house	Larger home required – seeking to buy a 4+ bed house.
Single	80s	Less than 2	Up to 10	?	Relatives in parish	Own a 2 bed house	Seeking to buy a 2 bed bungalow. Support required – need to be closer to carer or dependent to give support.
Couple	30s	2 to 5	40+	?	Live in parish	Own a 3 bed house	Seeking to buy a 3 bed house/bungalow.
Couple	70s	?	40+	10+	Live in parish	Own a 4+ bed house	Seeking to downsize to 2 bed retirement accommodation.
Single	50s	?	Up to 10	5-10	Live in parish	Live with parents	Seeking a 2 bed bungalow.

Note: OWM = own with mortgage

7 Affordable Need

7.1 Residence and Local Connection

Of the 44 respondents in need of affordable housing:

- 37 currently live in Henfield Parish (84.1% of all in need respondents)
- 10 currently work in Henfield Parish (22.7% of all in need respondents)
- 20 have relatives in Henfield Parish (45.5% of all in need respondents)
- 8 have previously lived in Henfield Parish (18.2% of all in need respondents)

7.2 Length of residence

Table 10 below provides a breakdown of the length of residence for those respondents that identified that they currently lived in Henfield Parish, worked in the parish, have relatives in the parish or lived in Henfield Parish on a previous occasion (where they answered the question).

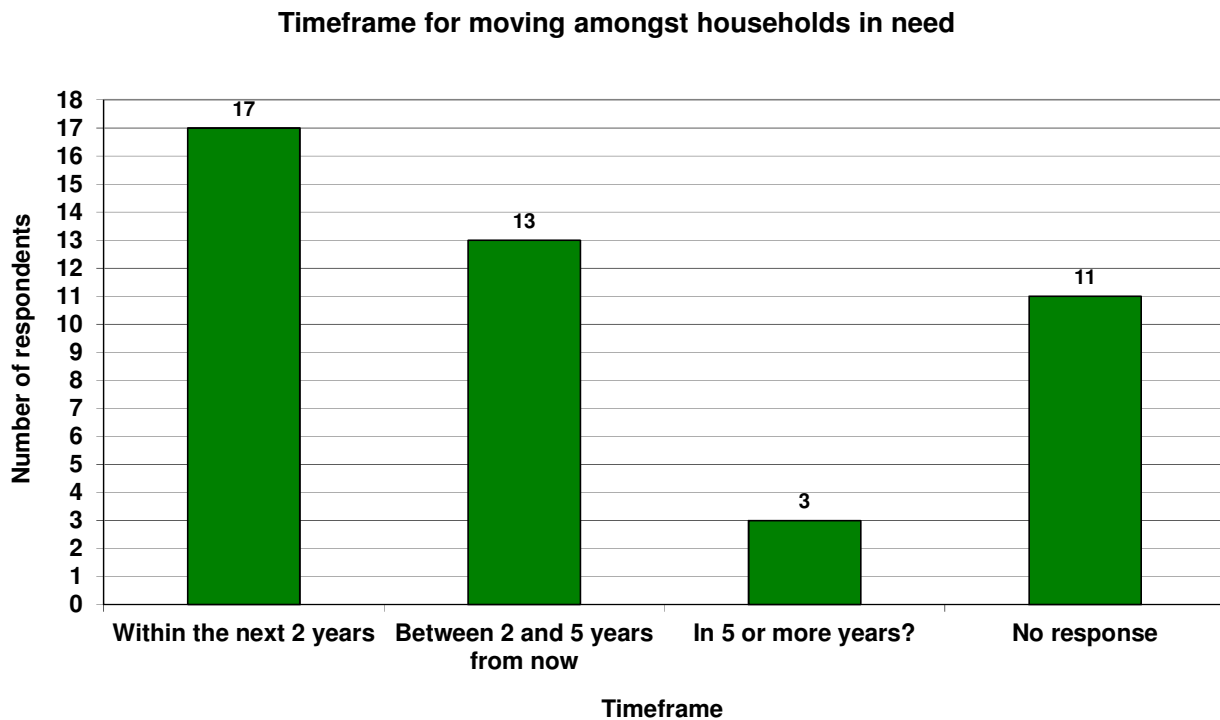
Table 10 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole life
Currently live in Henfield Parish	9 (28.1%)	4 (12.5%)	1 (3.1%)	6 (18.8%)	4 (12.5%)	4 (12.5%)	4 (12.5%)	0 (0.0%)
Work in the Parish	6 (60.0%)	1 (10.0%)	0 (10.0%)	0 (0.0%)	0 (0.0%)	1 (10.0%)	1 (10.0%)	0 (0.0%)
Have relatives in the Parish	1 (6.3%)	0 (0.0%)	1 (6.3%)	1 (6.3%)	6 (37.5%)	2 (12.5%)	5 (31.3%)	0 (0.0%)
Previously lived in Henfield Parish	1 (16.7%)	1 (16.7%)	1 (16.7%)	2 (33.3%)	1 (16.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

7.3 When accommodation is required

A total of 17 (51.5%) of the respondents in housing need stated that they would need to move within 2 years, 13 respondents (39.4%) highlighted a need to move between 2 and 5 years from now, whilst 3 respondent (9.1%) made clear that they would need to move in 5 or more years from now. 11 respondents did not complete the question.

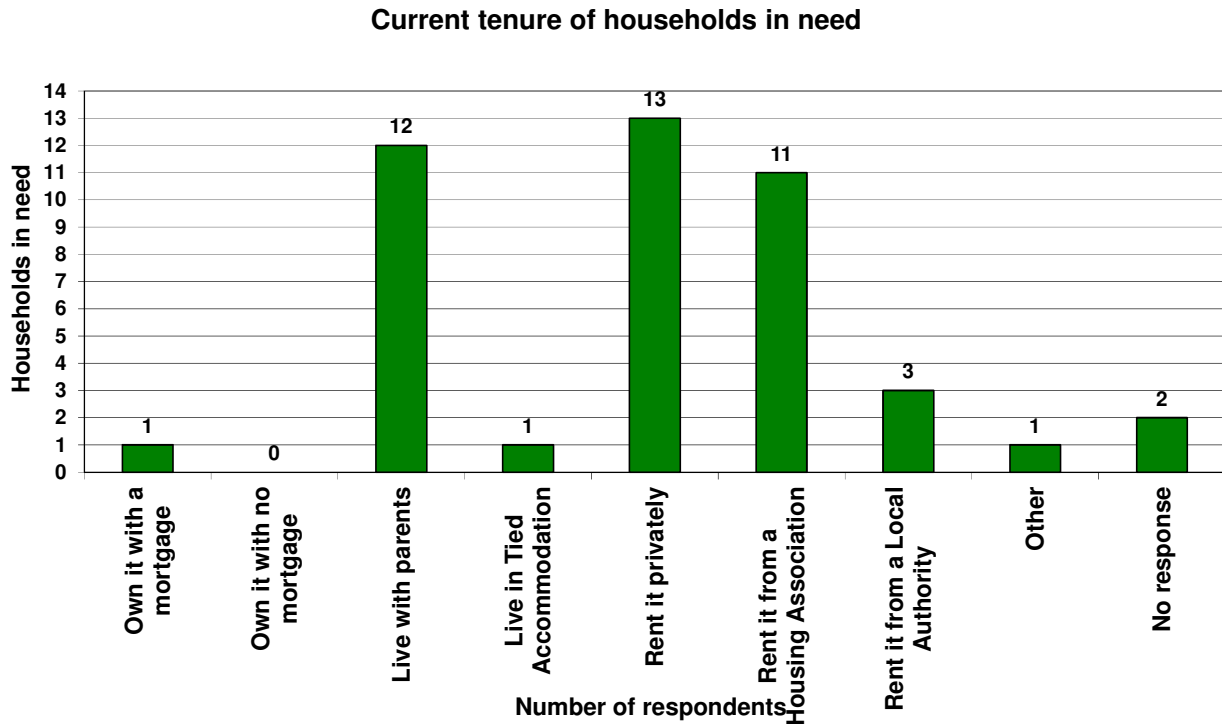
Figure 10 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 13 were renting privately (31.0%), 12 were living with parents (28.6%), 11 rent from a Housing Association (26.2%), 3 were renting from a Local Authority (7.1%), 1 was living in tied accommodation (2.4%), 1 owned it with a mortgage (2.4%) and 1 was in 'other' circumstances (2.4%). Two respondents did not complete the question.

Figure 11 - Current tenure of households in need



7.5 Housing Register

16 respondents (39.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 25 respondents (61.0%) not currently being on the housing register. Three respondents did not complete the question.

7.6 Reasons for moving

As shown in Table 11, when asked why the household needed to move, 17 respondents said it was to set up an independent home, 9 respondents needed a larger home, 5 needed a cheaper home, 3 needed to be closer to carer or dependent, to give or receive support, 1 needed to avoid harassment, 1 needed a secure home, 1 needed to change tenure, 1 needed a more manageable home and 1 needed a smaller home. 1 respondent provided an 'other' response. Two respondents did not complete the question.

Table 11 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	17 (40.5%)
Need larger home	9 (21.3%)
Need to be closer to carer or dependent, to give or receive support	3 (7.1%)
Need cheaper home	5 (11.9%)
Need to avoid harassment	1 (2.4%)
Need to be closer to employer	2 (4.8%)
Need a secure home	1 (2.4%)
Need to change tenure	1 (2.4%)
Need adapted home	0 (0.0%)
Need a more manageable home	1 (2.4%)
Need to be closer to/have access to public transport	0 (0.0%)
Need a smaller home – present home is difficult to manage	1 (2.4%)
Other	1 (2.4%)
No response	2
TOTAL	44

7.7 Accommodation requirements

Of the in-need households, 1 respondent (25.0%) identified a need for residential housing with care provided, 2 respondents (50.0%) identified a need in future for ground floor accommodation. 1 respondents (25.0%) identified a need for other housing with support services provided and 0 respondents (0.0%) identified a need for sheltered housing with support services provided. 40 respondents did not complete the question.

7.8 Preferred tenure

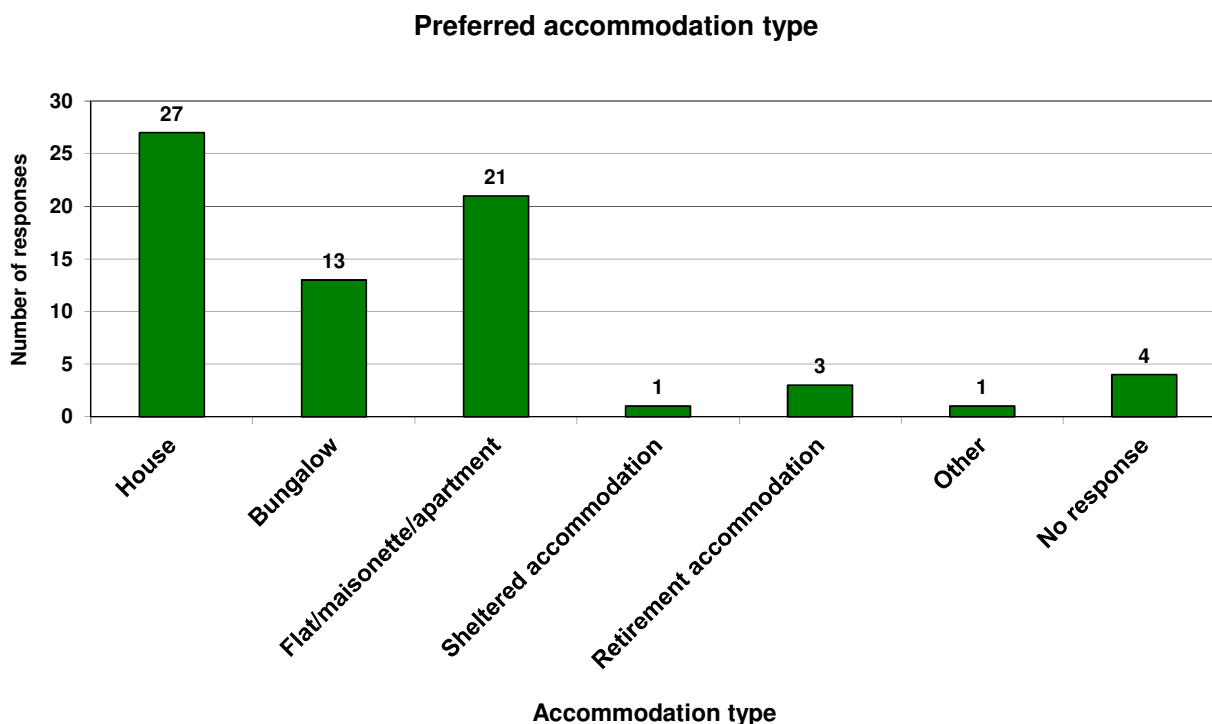
20 of the households in need of affordable housing indicated a preference to rent from a Housing Association (52.6%) and 9 to purchase a property on the open market (23.7%). 6 were seeking a shared-ownership property (15.8%) and 3 wished to rent from a private landlord (7.9%). Six respondents did not complete the question.

7.9 Housing Type

A total of 27 respondents indicated a preference for a house (67.5% of respondents), 21 for a flat/maisonette/apartment (52.5% of respondents), 13 for a bungalow (32.5%), 3 for retirement accommodation (7.5% of respondents), 1 for sheltered accommodation (2.5%) and 1 other response (2.5%). 4 respondents did not complete the question.

Note – respondents were permitted to express more than one preference.

Figure 12 - Preferred accommodation type



7.10 Number of bedrooms required

A total of 15 respondents (41.7%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 8 would require 1 bedroom (22.2%), 12 would require 3 bedrooms (33.3%) and 1 would require 4 or more bedrooms (2.8%). 8 respondents did not complete the question.

7.11 Affordability

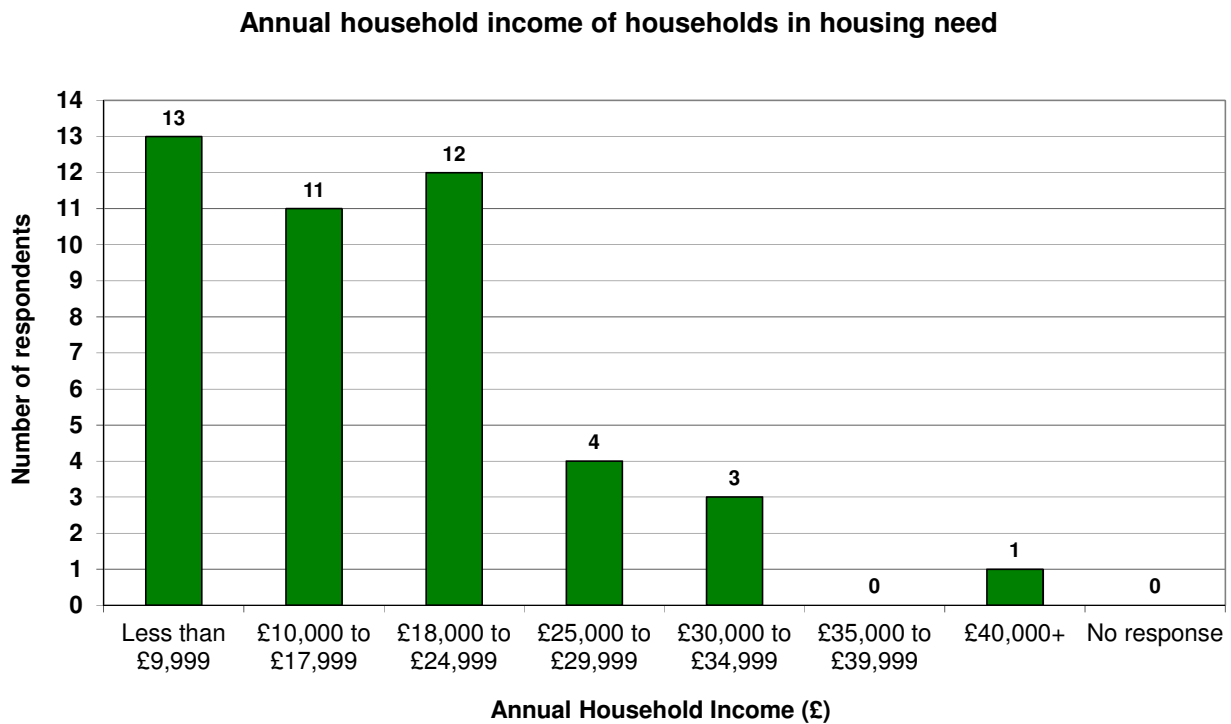
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

Figure 13 outlines the annual incomes for those in housing need and that have a local connection. Those respondents who have the highest income were still below the figure determined to be able to afford a property in Henfield Parish. The most common annual income was in the less than £18,000 to £24,999 category.

From Figure 13 it can be seen that

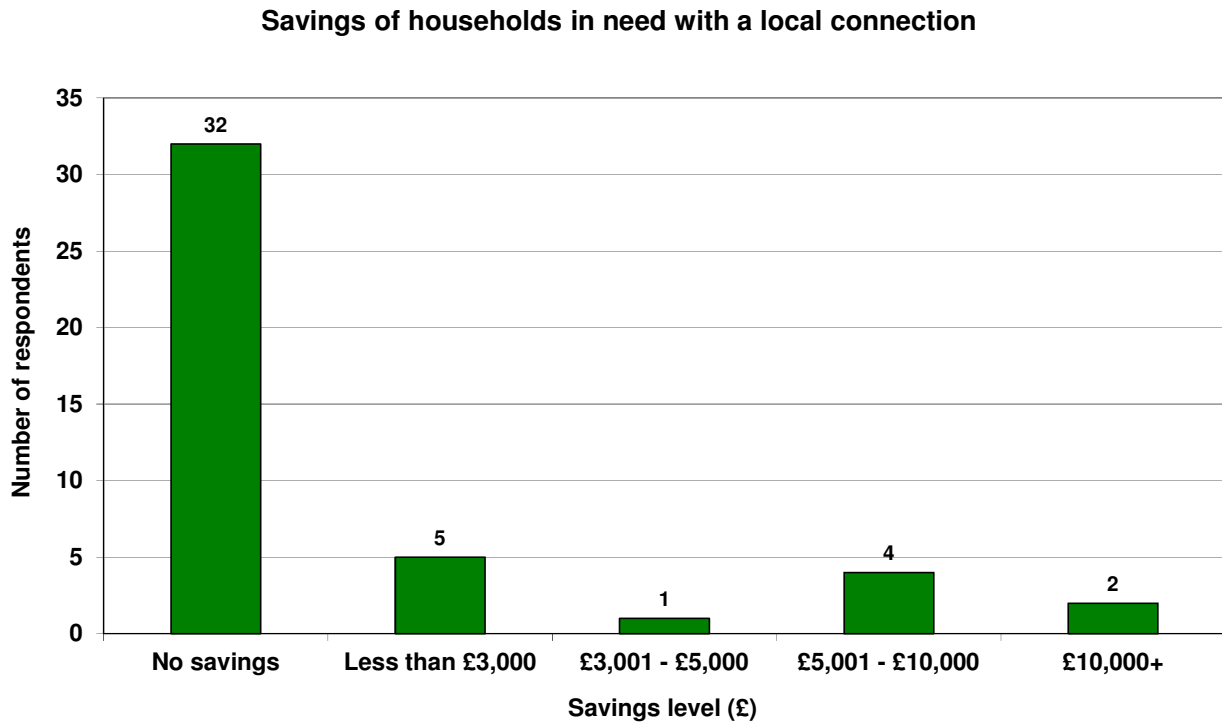
- 36 (81.8%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 8 (18.2%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- All respondents provided an answer to the question.

Figure 13 - Annual Incomes of Households in Housing Need with a local connection



From Figure 14, it can be seen that 32 households in housing need have no savings (72.7%), whilst 5 households have savings less than £3,000 (11.4%), 1 household has savings between £3,001 and £5,000 (2.3%), 4 households have savings between £5,001 and £10,000 (9.1%) and 2 households have savings in excess of £10,000 (4.5%).

Figure 14 - Savings of Households in Housing Need with a local connection



8 Summary of Affordable Housing Need

There are 44 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 12 - Breakdown of households in need

Household type	Number of respondents
A single adult	14 (31.8%)
A single elderly person (over 65)	2 (4.6%)
An adult couple (18-64)	12 (27.3%)
An older couple (Over 65)	2 (4.6%)
A family with children	14 (31.8%)
TOTAL	44

Family with children - Number of children	Number of respondents
1	3 (21.4%)
2	7 (50.0%)
3	3 (21.4%)
4	1 (7.1%)
5	0 (0.0%)
TOTAL	14

8.1 Household composition

The household makeup of the 44 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 15.

Figure 15 - Composition of households in need

